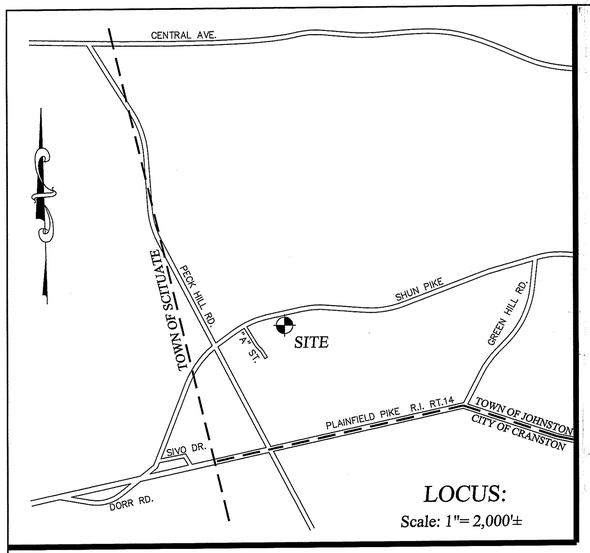
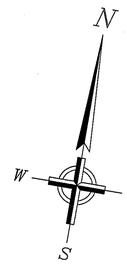
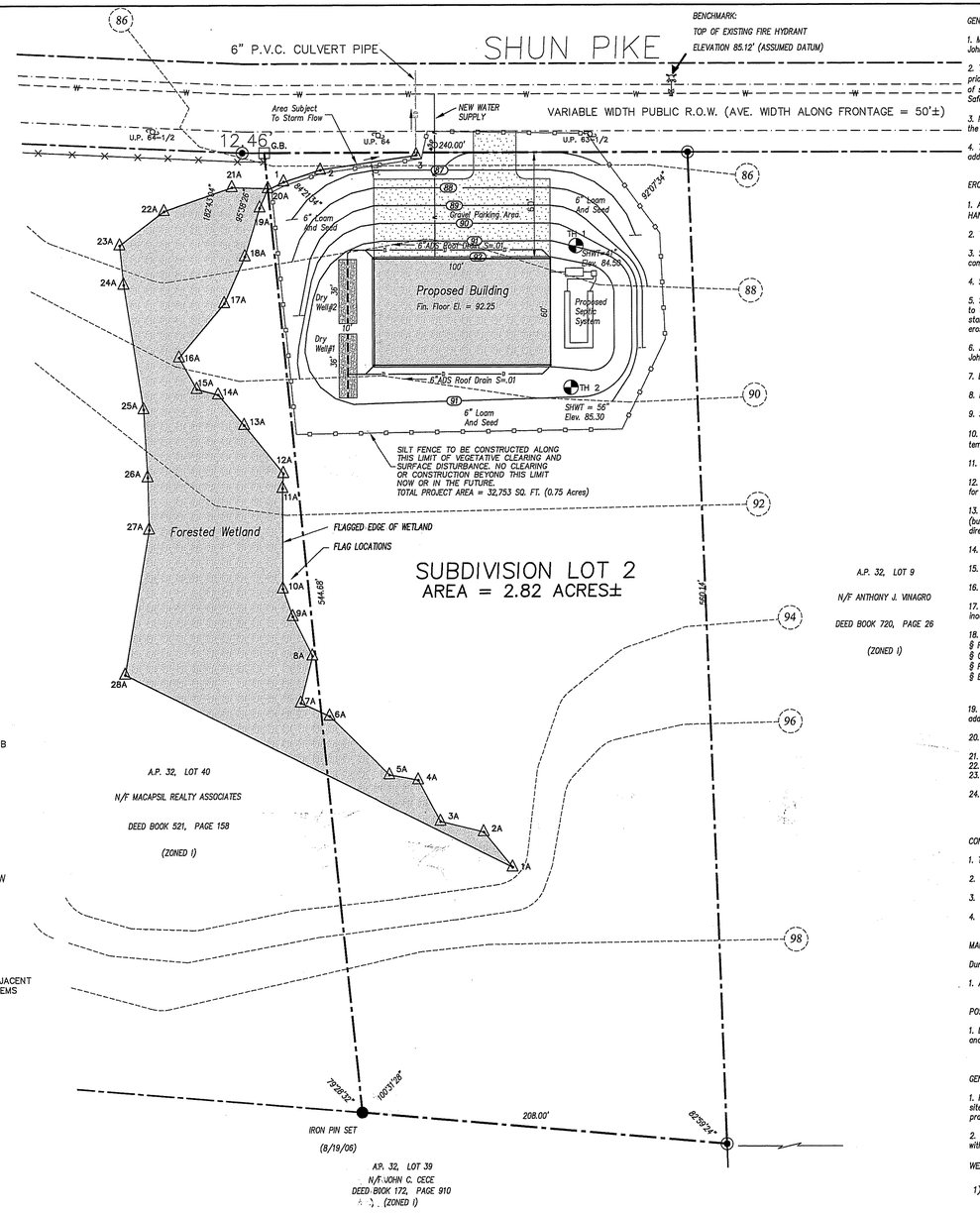


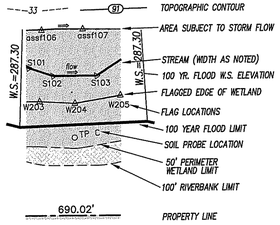
LOCUS:
Scale: 1"= 2,000'±

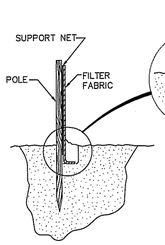




LEGEND

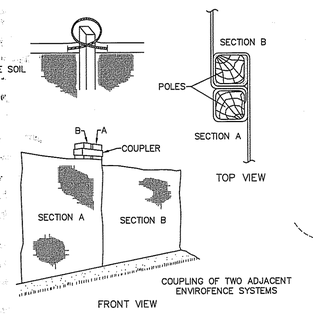
SYMBOL EXIST.	SYMBOL PROP.	DESCRIPTION
		SANITARY MANHOLE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER
		SEWER SEVICE CONNECTION
		SANITARY FORCE MAIN
		STORM WATER MANHOLE
		STORM WATER CATCHBASIN
		STORM WATER SEWER
		WATER VALVE
		WATER MAIN FITTINGS
		THRUST BLOCK
		WATER CURB STOP
		FIRE HYDRANT
		WATER MAIN
		GAS VALVE
		GAS MAIN
		SOIL EVALUATION GROUNDWATER DEPTH
		ELJEN IN-DRAIN SEPTIC SYSTEM
		BOTTOMLESS SAND FILTER SEPTIC SYSTEM
		UTILITY POLE
		TOPOGRAPHIC CONTOUR
		TREE
		GRANITE BOUND
		TOPOGRAPHIC CONTOUR
		AREA SUBJECT TO STORM FLOW
		STREAM (WIDTH AS NOTED)
		100 YR. FLOOD W.S. ELEVATION
		FLAGGED EDGE OF WETLAND
		FLAG LOCATIONS
		100 YEAR FLOOD LIMIT
		SOIL PROBE LOCATION
		50' PERIMETER WETLAND LIMIT
		100' RIVERBANK LIMIT
		PROPERTY LINE





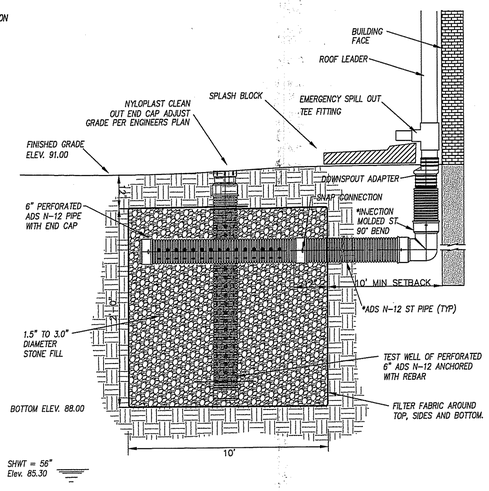
PLACEMENT OF ENVIROFENCE INTO TOE-IN TRENCH

- USE A 5# SLEDGE HAMMER OR SIMILAR DEVICE TO DRIVE THE POLES 24" INTO THE GROUND UNTIL THE BOTTOM OF THE INDUSTRIAL NETTING IS APPROXIMATELY 6" INTO THE TRENCH.
- LAY THE BOTTOM 6" OF SEDIMENTATION CONTROL FABRIC INTO THE TRENCH. (THE SAME PRINCIPLE MAY BE EMPLOYED SIMPLY BY LAYING THE EXCESS FABRIC ON THE GROUND AND PILING FILL AT THE BASE.)
- BACKFILL THE TRENCH WITH NATIVE SOIL AND COMPACT, MAKING SURE THE FABRIC TOE IS IN PLACE.



MIRAFI SILT FENCE DETAIL

NOT TO SCALE



NOTE:
Strip and remove all topsoil and subsoil and undesirable material and soil containing fines within area of system and to a minimum 10' perimeter around dry wells and fill with clean bank run gravel to Elev. 85.50 . Clear and remove all brushes, trees and stumps within 10' of dry wells.

10'W X 36'L X 2'D ROOF DRAIN AND DRY WELL DETAIL

NOT TO SCALE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. Materials and methods for construction of roadways and utilities shown herein, shall be in accordance with Town of Johnston standards for highway construction.

2. The contractor will check and verify the locations of all existing utilities both underground and overhead in the field prior to commencement of construction. Any damage to existing utilities shall be the contractor's responsibility. Costs of such damage shall be borne by the contractor. No excavation shall be done until all utility companies and/or Dig Safe are notified at least 24 hours in advance.

3. It shall be the contractor's responsibility to obtain all construction permits required by the State of Rhode Island and the Town of Johnston, prior to commencing work.

4. The State of Rhode Island Standard Specifications for Road and Bridge Construction, Revisions of 1971 and all current addenda, and the Rhode Island Standard Details are made a part hereof, as if attached hereto.

EROSION AND SEDIMENTATION CONTROL PROGRAM:

1. All controls shall be constructed in accordance with the "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK", 1989.

2. The contractor shall be responsible for installing and maintaining all erosion and sedimentation controls.

3. Sedimentation control devices shall be installed and must be inspected by the R.I.D.E.M. Wetland Section staff prior to commencement of construction.

4. Sedimentation devices shall be inspected closely and maintained promptly after each rainfall.

5. Silt fences are to be installed downstream, outside the limits of any proposed construction. Are to be installed prior to the commencement of the proposed alteration. Shall be maintained on a regular basis. Shall conform to the standards as set forth by the Department of Environmental Management for the design and construction of silt fence erosion checks.

6. Addition silt fence, haybales or sandbags shall be located as conditions warrant, or as directed by the Town of Johnston, the Engineer, or R.I.D.E.M. staff.

7. Extreme care shall be exercised, so as to prevent any unsuitable material from entering the wetlands.

8. Maximum slope for any cut or fill will be 3:1.

9. Sedimentation traps shall be installed at all drainage structures during construction.

10. Care shall be taken so as not to place removed sediments within the path of existing, newly created, (both temporary and permanent) or proposed watercourses or those areas subject to storm flowage.

11. Denuded slopes shall not be left exposed for excessive periods of time such as the inactive winter season.

12. All disturbed slopes either newly created or exposed prior to October 15, shall be seeded or protected by that date, for any work completed during each construction year.

13. Temporary treatments shall consist of a hay, straw or fiber mulch or protective covers such as a mat or fiber lining (burlap, jute, fiberglass netting, excelsior blankets). They shall be incorporated into the work as warranted or as directed by the Engineer.

14. Hay or straw applications shall be in the amount of 2000 lbs. per acres.

15. All controls will stay in place until an acceptable stand of grass or approved ground cover is established.

16. The topsoil shall conform with R.I. Std. Specification M.20.01.

17. The seed mix shall be inoculated within 24 hours, before mixing and planting with correct type and amount of inoculants.

18. The design mix shall be comprised of the following:
§ Red Fescue (75 lbs / acre)
§ Colonial bentgrass, Exeter (5 lbs / acre)
§ Perennial ryegrass (5 lbs / acre)
§ Birdsfoot Trefoil, 'Empire' (15 lbs / acre)

19. The contractor must repair and/or reseed any areas that do not develop within one year, and he shall do so at no additional expense.

20. Normal acceptable seeding dates are April 1 through June 15 and August 15 through September 30.

21. Stabilization as described shall take place within 15 days of final grading.
22.
23. Stockpiles of soil shall be kept away from wetlands and waterways and shall be stabilized as above.

24. On steep or long slopes, mulch applications shall be tacked down by crimping or tracking.

CONSTRUCTION SEQUENCING:

1. The contractor shall stakeout and flag the limits of clearing and set in place all sedimentation controls.

2. The contractor shall clear trees and brush within the limits of clearing.

3. The contractor shall construct the building and utilities.

4. The contractor shall plant the vegetation as specified above.

MAINTENANCE SCHEDULE:

During Construction

1. All sedimentation and erosion controls specified will be inspected on a daily basis. Any breaches will be promptly fixed.

POST CONSTRUCTION:

1. Dry wells will be inspected by owner on at least an annual basis. Any sediment or floatable found, will be removed and properly disposed of, off site.

GENERAL MAINTENANCE REQUIREMENTS FOR BMP's

1. Proper erosion and sediment control practices must be implemented during all phases of construction and until the site is satisfactorily stabilized. These plans must be printed on the final site plans submitted for approval. All control practices should be in accordance with the most recent edition of the RI Soil Erosion and Sediment Control Handbook.

2. Dry well should be inspected for proper functioning often during the first few months and annually thereafter. Drainage within the dry well can be examined by observing water levels in the observation well.

WETLAND NOTES:

1) WETLAND REPORT AND LOCATION PERFORMED BY DEXTER MILLER ENVIRONMENTAL SERVICES BY DEXTER MILLER, WETLAND BIOLOGIST, JUNE 8, 2006.

2) EXISTING WETLAND IDENTIFIED AS A FORESTED WETLAND LESS THAN 3 ACRES, WITH NO ASSOCIATED 50 FOOT PERIMETER WETLAND.

3) WETLAND AREA LOCATED WITHIN LOT 1 = 20,850 SQUARE FEET.

4) WETLAND AREA LOCATED WITHIN LOT 2 = 1,810 SQUARE FEET.

ZONING NOTES:

ALL PARCELS ARE ZONED INDUSTRIAL (I)
DIMENSIONAL REGULATIONS

MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
MINIMUM FRONT YARD SETBACK:	50 FEET
MINIMUM SIDE YARD SETBACK:	50 FEET
MINIMUM REAR YARD SETBACK:	50 FEET
MAXIMUM HEIGHT MAIN STRUCTURE:	40 FEET
MAXIMUM HEIGHT ACCESSORY STRUCTURE:	N/A
MAXIMUM BUILDING COVERAGE:	40%
MINIMUM DISTANCE STRUCTURE TO RESIDENTIAL ZONE:	100 FEET

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 07-023
DATED JUL 17 2007
SEE LETTER OF SAME DATE.

DEED, PLAN AND MANUAL REFERENCES:

12) DEED BOOK 662, PAGES 276, 277 AND 278

13) FINAL PLAN, ADMINISTRATIVE SUBDIVISION, SHUN PIKE & 'A' STREET – CECE, ASSESSORS PLAT 32 LOTS 8 & 39 JOHNSTON, RHODE ISLAND, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC. PREPARED FOR JOHN C. CECE, NOVEMBER 21, 2002, REVISED 4/15/02.

14) CECE ESTATES SUBDIVISION SUITABILITY PLAN, A.P.32, LOT 8, PREPARED BY ALLINSON-LAMA CORP. PREPARED FOR JOHN C. CECE, MARCH 26, 2004.

15) SOIL SURVEY OF RHODE ISLAND HANDBOOK BY UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.

SURVEYED BY:
WALTER P. SKORUPSKI
7 WESSEX STREET
CRANSTON, R.I. 02910
R.I.P.L.S. # 1802
(401) 946-1459
FAX: 401-780-6110
EMAIL: SKORUPSKIN@AOL.COM

HUDSON PLACE ASSOCIATES
CIVIL AND ENVIRONMENTAL ENGINEERING
1296 Narragansett Blvd., Cranston RI 02905
Tel: 401-785-3535 Fax: 401-785-3535
Website: www.hudsonplaceassociates.com
Email: info@hudsonplaceassociates.com

PETER ALVITI JR.
No. 3622
REGISTERED PROFESSIONAL ENGINEER

Mark	Description	Date	Appr.

Designed by: PETER ALVITI
Dwn by: P.A. Ckd by:
Date: JUNE 2007
Drawing Scale:

SITE PLAN OF
PROPOSED COMMERCIAL BUILDING
URBAN BUILDING COMPANY – OWNER
AP 32 PORTION OF LOT 8
JOHNSTON, RHODE ISLAND

SHEET REFERENCE NUMBER
SITE
Sheet 1 of 1